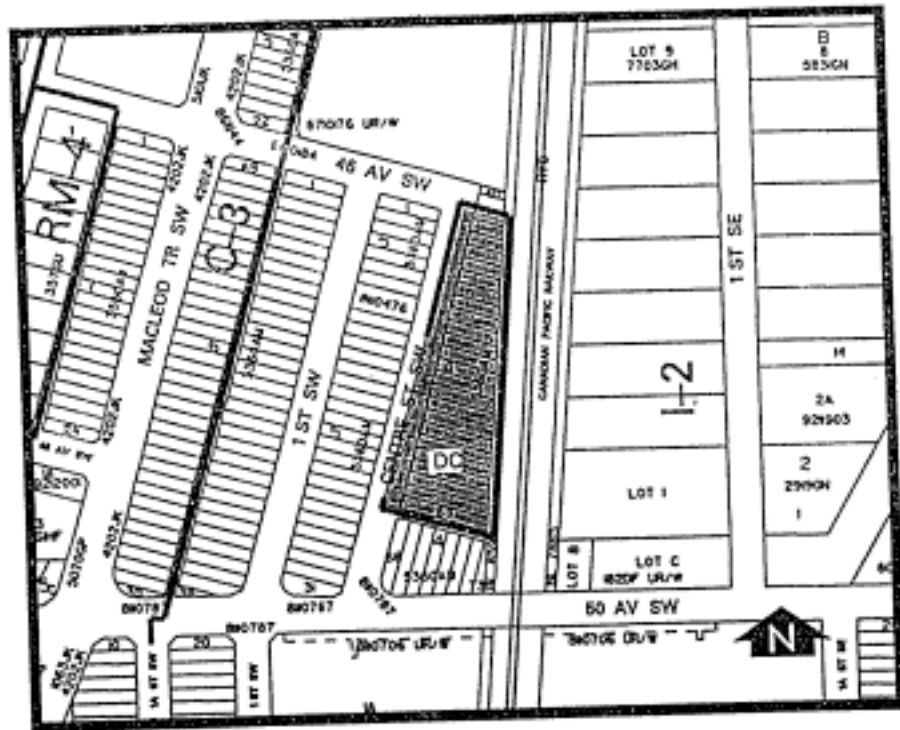


**Amendment No. 96/113**  
**Bylaw No. 48Z97**  
**Council Approval: 15 May 1997**

**SCHEDULE B**



1. Land Use

The permitted and discretionary uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the permitted and discretionary uses respectively with the additional discretionary use of a medical clinic (physiotherapy) and a retail store within an athletic and recreational facility.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial shall apply with the following guidelines applying to the proposed athletic and recreational facility (golf centre).

a) Building Height

The maximum height for the air support structure (driving range) shall be 20 metres.

b) Vehicular Access and Egress

All access and egress shall be from Centre Street South to the satisfaction of the Approving Authority.

c) Parking

A minimum of 120 parking stalls shall be provided. A minimum of 50 stalls shall be located on site and a minimum of 70 stalls shall be located on the adjacent Trans Alta site.

d) Retail and Medical

A maximum retail net floor area of 420 square metres and a maximum net floor area of 85 square metres for the medical clinic (physiotherapy).

e) Landscaping

A landscaping plan shall be submitted to the satisfaction of the Approving Authority that reflects the areas and treatment presented with the application.

f) Air Support Structure

The covering material of the structure and its colour shall be to the satisfaction of the Approving Authority.

g) Accessory Uses

Only those uses clearly supportive of the golf centre and used by customers of the centre shall be allowed.

h) Signage

A signage proposal shall be submitted as part of the development permit application but the surface of the air support structure shall not be used for any type of signage, copy or advertising, except for building identification signage which may only be located on the south end.

i) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout reflect the image presented by the plans and renderings submitted as part of this application.

10) Paving

A deferred services agreement shall be entered into with regard to the paving of Centre Street South between 50 Avenue and 46 Avenue.